

**RAIL SERVED, FROZEN/REFRIGERATED
 FOOD DISTRIBUTION FACILITY**

	Sq. Feet	Clr. Ht.
Freezer	19,000	28'
Maintenance Shop	4,860	16'
FREEZER/MAINTENANCE	23,860 SF	
Cooler	17,650	26'
Dry Warehouse	31,700	20'
Office	8,400	
COOLER/DRY STORAGE/OFFICE	57,750 SF	
TOTAL SQUARE FEET	81,610 SF	
TOTAL ACREAGE	7.35 MOL	



Contact Listing Agent

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NOTICE TO BROKERS AND PROSPECTIVE PURCHASERS/TENANTS:

THE MATERIAL CONTAINED IN THIS OFFERING IS FURNISHED SOLELY FOR THE PURPOSE OF YOUR CONSIDERATION TO PURCHASE/LEASE THE PROPERTY CONTAINED HEREIN, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE KRAUSS ORGANIZATION OR THE OWNER. THE MATERIAL IS BASED ON INFORMATION OBTAINED BY OWNER AND ON INFORMATION OBTAINED BY THE KRAUSS ORGANIZATION FROM SOURCES THEY DEEM RELIABLE. THIS IS A SUMMARY OF PERTINENT FACTS ON THE PROPERTY AND IS NOT INTENDED TO CONTAIN ALL OF THE INFORMATION DESIRED BY A PROSPECTIVE PURCHASER/TENANT. PROSPECTIVE PURCHASERS/TENANTS SHOULD MAKE THEIR OWN INVESTIGATION AND CONCLUSIONS WITHOUT RELIANCE UPON THE MATERIAL CONTAINED HEREIN. NEITHER OWNER NOR THE KRAUSS ORGANIZATION, NOR ANY OF THEIR OFFICERS, EMPLOYEES OR AGENTS MAKE ANY REPRESENTATION OR WARRANTY EXPRESSED OR IMPLIED AS TO THE ACCURACY OR COMPLETENESS OF THIS OFFERING.

COOLER/DRY/OFFICE



- 31,700 SF Warehouse Space
- 17,650 SF Cooler
- 8,400 SF ± Office
- Doors: 1 Dock High Load Leveler - Dry
1 Ramp - Dry
1 Grade - Dry
4 Rail - Dry
3 Dock High - Cooler
- 3 Phase Electric
- Dry Storage
- 20' Clear Ceiling Height
- Fully Sprinklered
- Rail Served



Freezer & Freezer Loading Area
 15,500 SF Freezer
 750 SF Blast Freezer
 2,331 SF Loading Dock
 669 SF Office

19,000 SF Total

Maintenance Shop
 2,460 SF Enclosed
 2,400 SF Covered

4,860 SF Total

Ceiling Height: 31'
 Dock High Doors: 4
 Sprinkler: Yes
 Cooler: Sub Zero
 Fenced Yard: Yes
 Power: 3 Phase
 Year Built: 2002

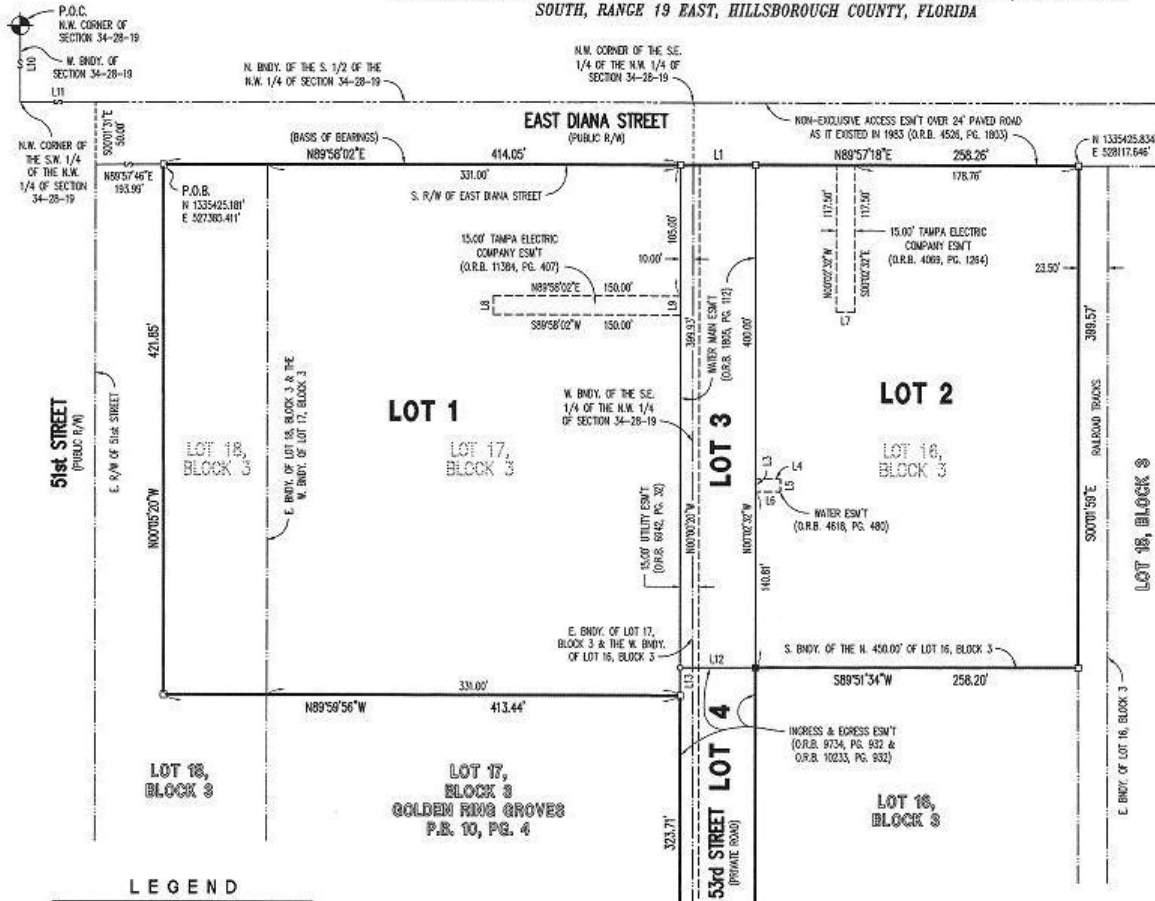
Ceiling Height: 16'
 Grade Level Doors: 4
 Sprinkler: No
 Part Storage: Yes
 Outside Repair: Yes
 Power: 3 Phase
 Office: 150 SF

- Fenced vehicle storage
- This freestanding freezer and maintenance building offers truck terminal/hub/transit warehouse with large paved area for trucking
- Freezer Maintains -10°, Blast Freezer -20°

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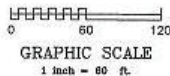
DIANA COMMERCIAL

A PLATTED SUBDIVISION WITH NO IMPROVEMENTS, BEING A REPLAT OF A PORTION OF LOTS 16, 17 AND 18, BLOCK 3, OF GOLDEN RING GROVES, AS RECORDED IN PLAT BOOK 10, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING WITHIN SECTION 34, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



LEGEND

- P.R.M. - PERMANENT REFERENCE MONUMENT
- - SET 4"x4" CONCRETE MONUMENT I.L.S. # 2512 (P.R.M.)
- - FOUND 4"x4" CONCRETE MONUMENT (NO I.L.)
- - SET 1/2" IRON ROD R.L.S. # 2512 (LOT CORNER)
- BDNY. - BOUNDARY
- CL - CENTERLINE
- CONS. - CONTINUOUSLY OPERATING REFERENCE STATIONS
- ESMT - EASEMENT
- F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
- I.D. - IDENTIFICATION
- NO. - NUMBER
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY



LINE DATA		
LINE LABEL	BEARING	DISTANCE
L1	N89°47'45"E	58.92'
L2	S89°52'27"W	58.94'
L3	N00°02'32"W	20.00'
L4	N89°57'28"E	20.00'
L5	S90°02'32"E	19.00'
L6	S89°57'18"W	20.00'
L7	S89°57'18"W	15.00'
L8	N00°02'30"W	15.00'
L9	S00°00'20"E	15.00'
L10	S00°00'22"W	1322.75'
L11	N89°58'28"E	709.85'
L12	S89°51'34"W	60.18'
L13	N00°02'30"W	22.16'